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**From:** DYPXCPWEB@northernbeaches.nsw.gov.au  
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**To:** DA Submission Mailbox  
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18/11/2024

MR Andrew Watt  
ST  
Balgowlah Heights NSW 2093  
[REDACTED]

**RE: DA2024/1216 - Gourlay Avenue BALGOWLAH NSW 2093**

Re: DA2024/1216 - Gourlay Avenue, Balgowlah

I wish to register my strong objection to this development application on the following grounds:

1. Proposal to moor two superyachts on the ends on the East and West marina arms. Vessels of 25m and 32m length are considerably longer than anything currently moored in North Harbour and will also be considerably wider and taller. These vessels would completely dominate the bay viewed from all directions, to the detriment of the visual amenity. On this basis, I strongly disagree that the development "does not significantly alter the existing scale, character or nature of the site".

2. Proposal to clear a navigation channel through North Harbour.  
I have been a boat owner in North Harbour for approximately 10 years, safely navigating in and out of the bay on a regular basis without incident. I additionally frequently kayak in and out of the bay in complete safety. I am unaware of collisions or safety concerns with the current layout of the bay and therefore believe the rationale of safety for the channel by the applicant is disingenuous. The channel is required only for the scale of vessel that is proposed (see point 1).

### 3. Parking

The existing parking available in Gourlay Avenue is frequently at capacity on weekends. The parking is a public asset and is used by locals and visitors to the area. Importantly, the parking provides an accessible route to the popular Forty Baskets Beach for visitors with prams and/or wheelchairs. A number of aspects of the proposed development will put additional pressure on this limited public parking, including the café and superyacht moorings, all of which require staff and other services needing to park vehicles.

### 4. 3 x 9m births in the location of the existing soft stand

The soft stand on the western edge of the marina is directly adjacent to a sand bank with sea grass beds. See the various images in the Aquatic Ecology Assessment for reference. The existing soft stand has previously been used to suspend light-displacement sailing vessels, with no motor or with small-capacity outboard motors. At lower tides it was difficult to navigate in and out of this position. The three proposed 9m births in this location must consider the shallow location and the very-near proximity of the sand bank and sea grass bed as this environment will likely be damaged by the wash from propellers and thrusters and vessels

running aground.

#### 5. Kiosk

The application falsely claims that "...no nearby refreshment locations currently exist". There is a long-established café (Forty Beans) adjacent to North Harbour Reserve, on the Coastal Walk route, approximately 500m from the proposed development. In addition, Manly Boatshed offers refreshments along the Coastal Walk route, 1300 metres walk from the proposed development. Considering that the application also proposes a liquor license, it does prompt the question of the true longer-term intentions for the venue.